108.0	0002	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,024,100	/	1,024,100
USE VALUE:	1,024,100	/	1,024,100
ASSESSED:	1,024,100	/	1,024,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
418		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUNSEY KENNETH & LAURA-ETAL
Owner 2:	CROCKET MARY C
Owner 3:	
Street 1:	418 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .228 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 3769 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9946.000	513,100	8,100	502,900	1,024,100
Total Card	0.228	513,100	8,100	502,900	1,024,100
Total Parcel	0.228	513,100	8,100	502,900	1,024,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.73 /Parcel: 271.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	513,100	8100	9,946.	502,900	1,024,100		Year end	12/23/2021
2021	101	FV	513,100	8100	9,946.	502,900	1,024,100		Year End Roll	12/10/2020
2020	101	FV	513,100	8100	9,946.	502,900	1,024,100	1,024,100	Year End Roll	12/18/2019
2019	101	FV	411,600	8400	9,946.	502,900	922,900	922,900	Year End Roll	1/3/2019
2018	101	FV	411,600	8400	9,946.	431,000	851,000	851,000	Year End Roll	12/20/2017
2017	101	FV	411,600	8400	9,946.	402,300	822,300	822,300	Year End Roll	1/3/2017
2016	101	FV	411,600	8400	9,946.	344,800	764,800	764,800	Year End	1/4/2016
2015	101	FV	377,000	8700	9,946.	308,900	694,600	694,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOPA FRANCIS J	1113-41		7/8/1993		256,500	No	No		Mary C Crocket d.o.d 2/4/2014. Bk 1113 pg 41

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/1999	315	Redo Kit	35,000					REMODEL KIT/BATH
10/5/1993	495		20,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
4/18/2009	Meas/Inspect	372	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
9/4/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9946		Sq. Ft.	Site		0	70.	0.72	4									502,866						502,900	

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0024.A

!8487!

PRINT

Date	Time
12/30/21	07:25:07

LAST REV

Date	Time
02/05/19	12:38:28
ekelly	

PAT ACCT.: 8487

User Acct

69080

GIS Ref

GIS Ref

Insp Date

10/04/18

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	69080
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.22833	Total SF/SM:	9946	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,866	Spl Credit		Total:	502,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34444439
Const Adj.:	1.00589943
Adj $ / SQ:	128.476
Other Features:	162821
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628361
Depreciation:	116875
Depreciated Total:	511486

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

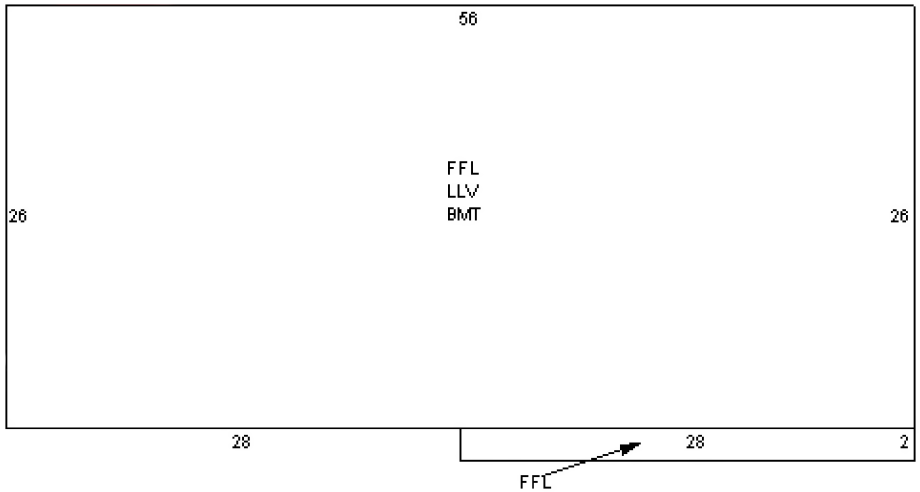
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.32
Special Features:	1600	Val/Su Net:	115.98
Final Total:	513100	Val/Su SzAd	339.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,512	128.480	194,255
BMT	Basement	1,456	61.090	88,947
LLV	Lower Level	1,456	86.000	125,214

Net Sketched Area:	4,424	Total:	408,416
Size Ad	1512	Gross Area	4424	FinArea	3769
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	
LLV	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X32	A	AV	1980	22.87	T	31.2	101			8,100			8,100
96	Whirl Pool	D	S	1	4	A	AV	1995	500.00	T	19.2	101			1,600			1,600

More:	N	Total Yard Items:	8,100	Total Special Featues:	1,600	Total:	9,700